

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE DIVISION OF
CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

April 23, 2015

Ms. Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, April 28th, 2015 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Kristin Russell
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Director, HEDC File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of April 21st 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Reorganization – Matt Ward, Board Secretary and Robert Cotter Acting Secretary to the Board
7. Old Business:
8. New Business:

9. Review and discussion of amendments to the Tidewater Basin Redevelopment Plan adding Medical Offices as a permitted use in the Waterfront sub district. **Approved with floor amendments and recommended to the City Council for Adoption..**

10. Presentation updating Berry Lane Park Section 31 review. **Recommended.**

11. 525 Montgomery St., Hudson County Schools of Technology Section 31 review. **Recommended.**

12. Review and discussion of amendments to the Morris Canal Redevelopment Plan amending the TOD-W sub district. **Approved and recommended to City Council for Adoption,**

13. Review and discussion of expanding R-1A in Ward A. **Approved with floor amendments and recommended to City Council for Adoption.**

14. Case: P15-023 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 500 Garfield Ave.
Block: 26001 Lot: 42
Zone: R-1 Residential
Description: Installation of Cellular Telephone Antennas.
Decision: Approved with conditions.

15. Case: P12-037 Administrative Amendment to Major Site Plan
Applicant: New York St. LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 102 York St.
Block: 14301 Lot: 13
Zone: Paulus Hook
Description: Façade modifications. Historic Preservation Commission recently granted a Certificate of Appropriateness.
Decision: Approved.

16. Case: P15-005 Minor Subdivision
Applicant: 27 Ravine Ave. LLC
Attorney: Rita McKenna
Review Planner: Kristin Russell
Address: 27-31 Ravine Ave.
Block: 5009 Lot: 1
Zone: R-1, 1 One- and Two-Family Residential
Description: Subdivide one oversized lot into three conforming lots
Decision: Approved.

17. Case: P13-053.1 Administrative Amendment to Preliminary & Final Major Site Plan
Applicant: 360 9th St. LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 364 Ninth St.
Block: 6902 Lot: 29
Zone: Ninth & Brunswick Redevelopment Plan
Description: Originally approved on August 20, 2013 and amended several times subsequently. Current revisions include a reduction in units, rooftop changes, removal of garage entries, and changes to the lobby and first floor uses.
Decision: Approved.

18. Case: P15-014 Minor Subdivision
Applicant: 333 Grand Street, LLC
Attorney: Marjorie M. Mocco, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 333 Grand Street
Block: 14002 Lot: 1.01
Zone: Liberty Harbor North Redevelopment Plan
Description: Changing two lots into three to allow for the construction of the building at the corner of Grand Street and Jersey Avenue
Decision: Approved.

19. Case: P15-015 Preliminary & Final Major Site Plan
 Applicant: 333 Grand Street, LLC
 Attorney: Marjorie M. Mocco, Esq.
 Review Planner: Maryann Bucci-Carter, PP AICP
 Address: 333 Grand Street
 Block: 14002 Lot: 1.01
 Zone: Liberty Harbor North Redevelopment Plan
 Description: 12 Story building to contain 233 residential units approximately 26,000sf. of commercial space. Parking is to be provided in the River Street Parking garage. The site plan will allow for the continuation of 134 surface parking spaces associated with the interim use.
Decision: Approved with conditions.
20. Case: P14-002 Preliminary and Final Major Site Plan with Deviations
 Applicant: Holland Park Block 329, LLC
 Attorney: Frank X. Regan, Esq.
 Review Planner: Maryann Bucci-Carter, PP AICP
 Address: 286 Coles Street
 Block: 20103 Lot: 53
 Zone: Jersey Avenue Park Redevelopment Plan
 Description: 55 DU Residential Building
 Deviation: sidewalk width, residential building setback
Decision: Approved with conditions.
21. Case: P15- 024 Minor Site Plan with deviations
 Applicant: Continuum Design
 Attorney: Rita McKenna
 Review Planner: Maryann Bucci-Carter, PP AICP
 Address: 220 York Street
 Block: 14102 Lot: 35.01
 Zone: Majestic II Redevelopment Plan & the Van Vorst Park Historic District
 Description: New infill construction of a 3-story, 4 DU Residential Townhouse
 Deviation: lot coverage
To be Carried to May 5, 2015
22. Certification of the following Artist approved as per the April 7, 2015 meeting of the Artist Certification Board: Irene Christensen **Approved.**
23. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
 1. Resolution of the Planning Board of the City of Jersey City **Denying** Interim use application # P 13-004 submitted by Mecca Realty Property II (717 Grand Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P14-048 submitted by Village Green Estates, LLC (239-249 Newark Avenue).
 - 3.. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Morgan/Grove/Marin Redevelopment Plan and recommending Adoption by the City Council.
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P13-066 submitted by Angela Mc Donald (239 Pacific Avenue).
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision# P14-036 submitted by Village Green Estates, LLC (239-249 Newark Avenue).
 6. Resolution of the Planning Board of the City of Jersey City Approving Adoption of the Garfield Avenue Study Area as a non-condemnation Redevelopment Area and recommending Adoption by the City Council.
 7. Resolution of the Planning Board of the City of Jersey City Approving Adoption of the Garfield Avenue Redevelopment Plan and recommending adoption by the City Council.
 8. Resolution of the Planning Board of the City of Jersey City for recommendations on a presentation of a Section 31 Public Project review submitted by NJCU at One Harborside Plaza.
24. Executive Session, as needed, to discuss litigation, personnel or other matters
25. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD